



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.tornet.com](http://www.tornet.com).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

[28CFR 35.102-104 ADA Title II]

### HOURS OF OPERATION

Monday through Friday from  
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed  
Friday, September 14, 2007  
Friday, September 28, 2007

Monday, September 3, 2007 (Labor Day)

## CITY OF TORRANCE PLANNING COMMISSION

WEST ANNEX COMMISSION MEETING ROOM  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

WEDNESDAY, SEPTEMBER 5, 2007  
7:00 P.M.

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"Without labor nothing prospers."

~Sophocles~

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### AGENDA

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on August 30, 2007.
5. **APPROVAL OF MINUTES: JULY 18, 2007, JULY 25, 2007, AUGUST 1, 2007**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.

## **8. TIME EXTENSIONS**

## **9. CONTINUED HEARINGS**

- A. PRE07-00013: MICHAEL GUZMAN  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing two-story single-family residence on property located within the Hillside Overlay District in the R-1 Zone at 602 Paseo de la Playa.  
(Res. Nos. 07-93)

## **10. WAIVERS**

- A. WAV07-00011: CHESTER SMITH & ASSOCIATES (CURTIS LANE)  
Planning Commission consideration for approval of a Waiver to allow less than the required front yard setback in conjunction with additions to an existing one-story single-family residence on property located in the R-3 Zone at 606 Amapola Avenue. (Res. Nos. 07-095)
- B. WAV07-00015: CLAYTON KAZAN  
Planning Commission consideration for approval of a Waiver to allow less than the required exterior side yard setback in conjunction with the construction of a three-car garage with an apartment unit on property located in the Small-Lot Overlay District in the R-2 Zone at 2204 Gramercy Avenue. (Res. Nos. 07-096)

## **11. FORMAL HEARINGS**

- A. PRE07-00018: TOMARO ARCHITECTURE (BOB AND PAT HOFFMAN)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new one-story single-family residence on property located in the Hillside Overlay District in the R-1 Zone at 109 Via Sevilla. (Res. Nos. 07-100)
- B. CUP07-00018, CUP07-00019, DIV07-00012: MUSTOPHA RIAD  
Planning Commission consideration for approval of two Conditional Use Permits to allow the construction of two new detached condominium units on each parcel in conjunction with a Division of Lot for condominium purposes on properties located in the R-3 Zone at 18923 Patronella Avenue and 3531 190<sup>th</sup> Street. (Res. Nos. 07-097, 07-098, 07-099)

## **12. RESOLUTIONS**

- A. CUP07-00017: MERCY GO (ETEHAD, LLC & REFONA, LLC)  
Planning Commission adoption of a resolution reflecting their decision to deny a Conditional Use Permit to allow the operation of two take-out only restaurants on property located in the C-2 Zone at 20305 Anza Avenue.

13. PUBLIC WORKSHOP ITEMS
14. MISCELLANEOUS ITEMS
15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS
16. LIST OF TENTATIVE PLANNING COMMISSION CASES
17. ORAL COMMUNICATIONS FROM THE PUBLIC #2
18. ADJOURNMENT

ROLL CALL: \_\_\_\_ Browning \_\_\_\_ Faulk \_\_\_\_ Gibson \_\_\_\_ Horwich \_\_\_\_ Uchima \_\_\_\_ Weideman \_\_\_\_ Chairperson Busch

P.C. 09/05/07